

Trafalgar House, 712 London Road, West Thurrock, RM20 3JT



Office suites

TO LET

Approx. 397 & 469 sq ft (36.8 & 43.5 sq m)

- Part Serviced
- Close Lakeside/Chafford Hundred Train Station
- Air Conditioned
- On site parking
- Vacant
- Storage available by separate negotiation

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property occupies a prominent position fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 34 minutes.

The property

Various office suites situated in Trafalgar House, a multi-tenanted three storey office building. This office features carpeted flooring and perimeter trunking with power points and BT. There is also access to a communal kitchen and W/C facilities. A suspended ceiling is in place with recessed LED lighting and there is air conditioning/heat exchange units installed.

The offices have receptionist services and a meeting room available for use.

Car parking is allocated within an on-site car park, further details available on request.

Additional storage within Big Blue Squirrel Self Storage, located adjacent, is available by separate negotiation if required.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

| | | |
|-------------------|-----------|-----------|
| Office 39b | 397 sq ft | 36.8 sq m |
| Office 37 | 469 sq ft | 43.5 sq m |

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

| | | |
|-------------------|----------------|--------------------|
| Office 39b | £720 pcm + VAT | UNDER OFFER |
| Office 37 | £900 pcm + VAT | |

Payable monthly in advance by Standing Order. The rent is all inclusive **except telecommunications and Internet. VAT is payable on top of the rent.**

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating for the entire Trafalgar House is D-91.

Agent's Note

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The floor areas should be verified on site in due course by interested parties.

Particulars awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Office 37



Office 39b

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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